

**Landowner Specific Narrative Summary
Premier Partners II**

To date, ATXI has been unsuccessful in obtaining an easement from Premier Partners II. Premier Partners owns one parcel totaling approximately 39 acres along the Sidney to Rising segment of the project in Champaign County, Illinois. The property at issue has been designated internally as ILRP_RS_CH_035_ROW. As summarized on Exhibit 2.1, as of June 11, 2014, ATXI has contacted, or attempted to contact, Premier Partners or their property manager on approximately 40 occasions, including 11 phone calls, 6 voicemails, 5 letters, 3 in-person meetings and 15 emails.

After several unsuccessful attempts to contact Premier Partners, ATXI sent its initial offer packet via Fed Ex on January 17, 2014. Extensive negotiations began on January 29, 2014 and have continued to date on a range of issues, including (i) compensation, (ii) crop damages, (iii) pole relocations, and a (iv) confidential settlement agreement (CSA). ATXI, through these extensive negotiations, has compromised on each and every one of the above issues. First, ATXI revised its offer of compensation based on documentation provided by Premier Partners related to per acreage price and crop damages. Secondly, ATXI agreed to relocate the poles on Premier Partner's property. And finally, ATXI agreed to several revisions in the CSA to address Premier Partner's concerns. The sole remaining issue is regarding a term in the CSA regarding egress/ingress.

ATXI and Premier Partners began negotiating the terms of the CSA on February 28, 2014 when Mr. Decker, Premier's property manager, requested specific language regarding the placement of poles on the property, to which ATXI agreed, subject to the facts on the ground as determined by the engineers. Mr. Decker also made additional requests for the separation of top soil from sub soil. And on May 8, 2014, Mr. Decker requested several additional inclusions into the CSA including soil spoils, ingress/egress and structure placement. ATXI has attempted to

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address each of these issue in the CSA, however, on June 2, Mr. Decker informed ATXI that he was still concerned with ingress/egress issues related to the easement. In a continuing effort to address Mr. Decker's concerns, on June 9th, ATXI provided Mr. Decker revised ingress/egress language.

ATXI and Premier Partners have engaged in extensive negotiations, and ATXI has compromised on several contested issues, including compensation for the easement, crop damages, pole locations and certain terms in the confidential settlement agreement. The sole remaining issue remains egress/ingress language in the CSA. And while ATXI believes the parties may be close to reaching another compromise on this issue, given that Mr. Decker has raised new issues in the past and the length of continuing negotiations, an agreement in a timely manner is not expected to occur, thus eminent domain authority is necessary for this landowner.

Agent Checklist with Landowner

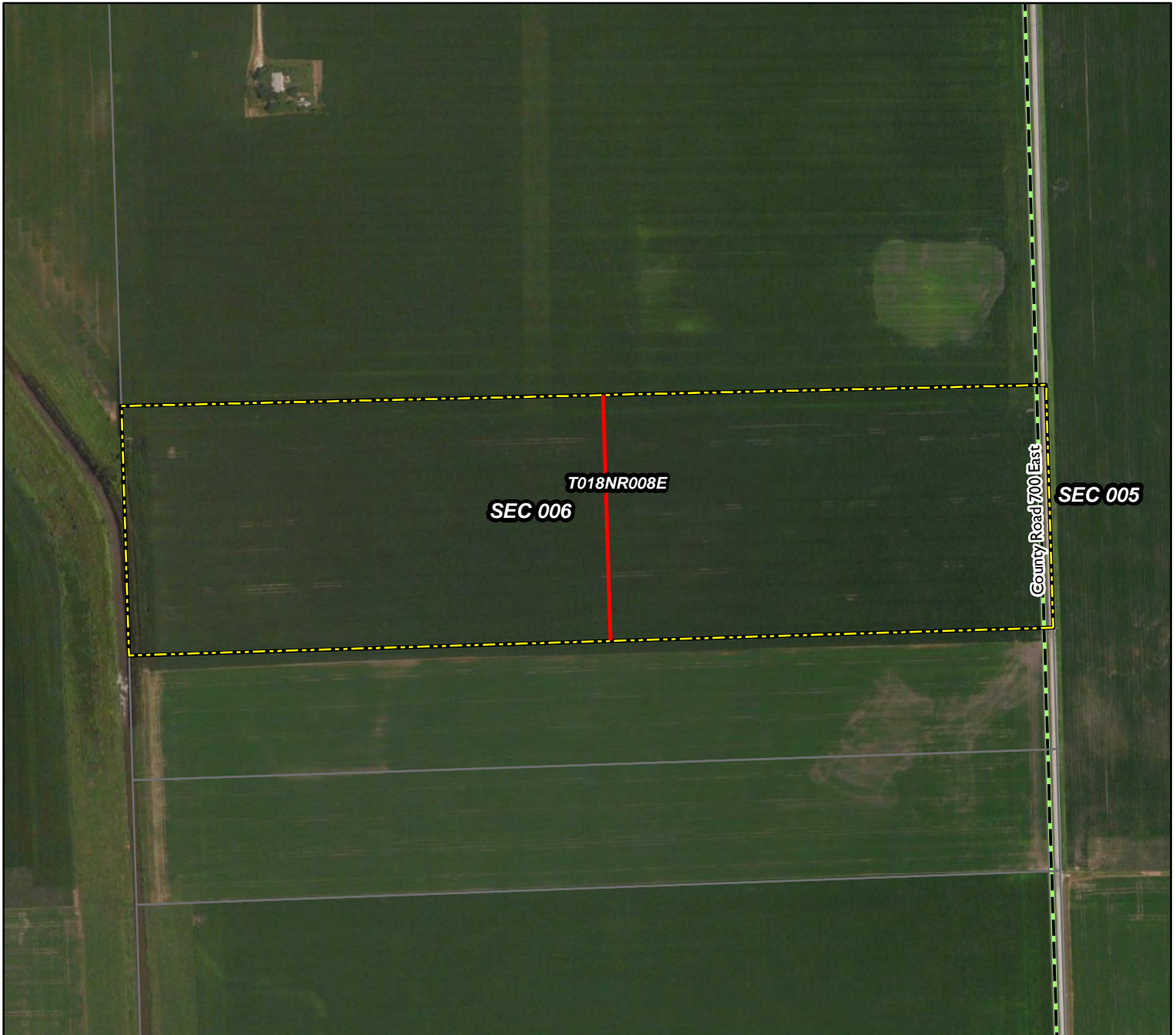
1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 3/19/2014 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☒
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested ☒
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Roy L. Wimp Jr. [Signature] ☐

Champaign County, IL

PT NE 1/4 of Section 6, Township 18 N, Range 8 E, 3rd Prime Meridian, Champaign County, Illinois

Tax ID: 292606200003



Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.

- Route
- Tracts
- Section Boundary
- Adjacent Tracts

0 145 290 580 870 Feet

PREMIERE PARTNERS II

Tract No.: ILRP_RS_CH_035

Date: 5/14/2014

EXHIBIT "A"

A 2.272 ACRE TRACT OF LAND SITUATED IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 8 EAST OF THE 3RD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO PREMIERE PARTNERS II LIMITED PARTNERSHIP, RECORDED IN BOOK 1779, PAGE 797 OF THE DEED RECORDS OF CHAMPAIGN COUNTY, ILLINOIS (D.R.C.C.I.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTH 1/2, FROM WHICH A 1/2-INCH IRON PIPE FOUND AT THE NORTH 1/4 CORNER OF SAID SECTION 6 BEARS NORTH 41 DEGREES 25 MINUTES 48 SECONDS WEST, A DISTANCE OF 1,993.36 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1232525.59, E:983119.95;

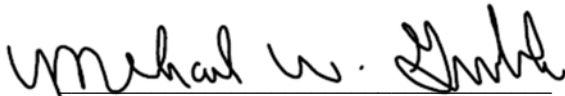
THENCE NORTH 89 DEGREES 10 MINUTES 09 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 150.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 00 DEGREES 27 MINUTES 23 SECONDS EAST, LEAVING SAID NORTH LINE, A DISTANCE OF 659.87 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID PREMIERE PARTNERS TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO PATRICK J. FEENEY AND MARILYN A. FEENEY, HUSBAND AND WIFE, RECORDED IN BOOK 1255, PAGE 216, D.R.C.C.I., FROM WHICH A MAG NAIL FOUND AT THE EAST 1/4 CORNER OF SAID SECTION 6 BEARS SOUTH 61 DEGREES 38 MINUTES 44 SECONDS EAST, A DISTANCE OF 1,347.08 FEET;

THENCE SOUTH 89 DEGREES 05 MINUTES 49 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 150.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 27 MINUTES 23 SECONDS WEST, LEAVING SAID COMMON LINE, A DISTANCE OF 660.06 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 98,994 SQUARE FEET OR 2.272 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), EAST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.

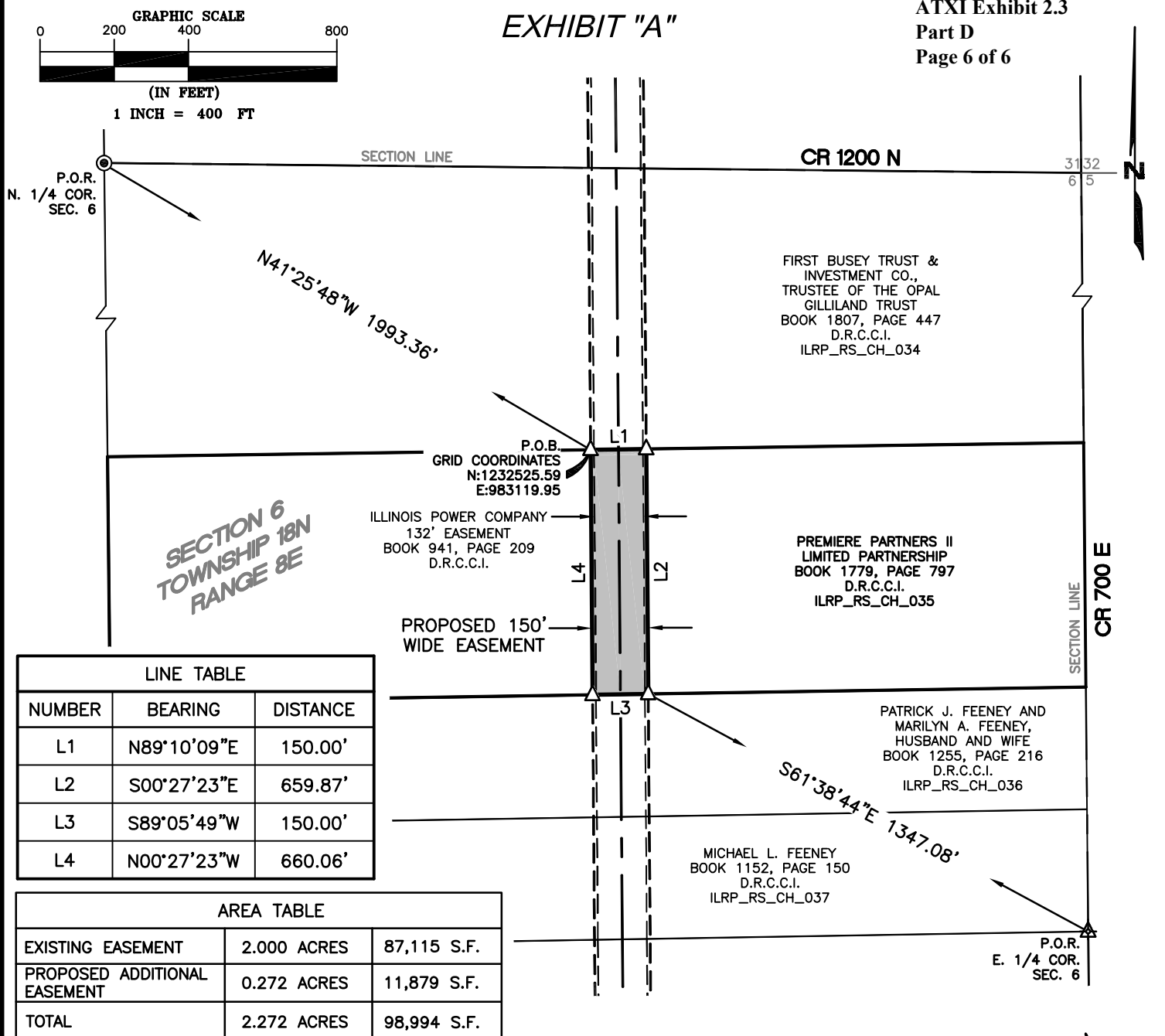


MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475



DATE: 02/24/2014

EXHIBIT "A"



LEGEND

D.R.C.C.I.

DEED RECORDS
CHAMPAIGN COUNTY, ILLINOIS

P.O.B.

POINT OF BEGINNING

P.O.R.

POINT OF REFERENCE



1/2" IRON PIPE FOUND



MAG NAIL FOUND



CALCULATED POINT

2 | 1

11 | 12

TYPICAL SECTION CORNER

SECTION LINE

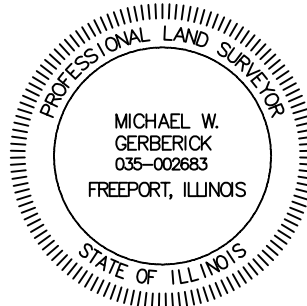
SUBJECT PROPERTY LINE

PROPERTY LINE

PROPOSED EASEMENT CENTERLINE

PROPOSED EASEMENT

EXISTING EASEMENT



Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS

JOB NUMBER: 32359

DATE: 02/24/2014

SCALE: 1"=400'

TRACT ID: ILRP_RS_CH_035

DRAWN BY: RM



150' TRANSMISSION
LINE EASEMENT
SIDNEY TO RISING
SECTION 6, TOWNSHIP 18 NORTH, RANGE 8 EAST
OF THE 3RD PRINCIPAL MERIDIAN
CHAMPAIGN COUNTY, ILLINOIS